Engineer's Report

SUBJECT:

Foundation and framing performance and suitability for reuse

900 Spence Street, Austin, Texas 78702

JOB NUMBER:	*DATE OF SITE VISIT:*
24045	May 1, 2024

At the request of builder Dominique Levesque, I visited the site to review the current performance of the building and to offer an opinion about its suitability for reuse in a renovation. This report is a summary of our discussion and my observations.

Built in the 1960's according to tax records, the house is a one-story bungalow style with a pier-and-beam foundation and wood-framed superstructure clad with siding. It is currently unoccupied and dilapidated. Most interior finishes have been removed to expose the studs.

The foundations are a jumble of original cedar piers and replacement CMU piers of poor quality, which support 4x6 floor beams and 2x6 floor joists. Signs of damage from moisture and insects are widespread. The floor is not level, which is likely the result of soil movement and wood rot. The grade surrounding the house appears to be higher than grade in the middle of the crawlspace.

The readily visible studs were generally in good condition. The ceiling and roof framing were mostly concealed by the wood ceiling, but through an opening the framing appeared to be 2x4 joists and rafters.

The foundation piers must be replaced with piers built to current standards. Supplemental support in the form of additional piers and larger beams and joists may be necessary to support the weight of modern finishes. Crawlspace drainage must be corrected. All rotted beams, joists and studs must be found and replaced. The roof structure must be assessed and likely strengthened or replaced.

Please call with any questions.

SIGNED:

Dennis Duffy, PE

STATE OF TEXAS
DENNIS DUFFY
86899
REGISTERED
PROFESSIONAL ENGINEER

DISTRIBUTION:

Dominique Levesque with Levesque & Co.
[redacted]

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2300 Pasadena Dr St A Austin, TX 78757 office 512-452-2401 fax 512-452-3556

September 18, 2024

Dominique Levesque
Levesque and Company

RE: 900 Spence

After inspecting the property for insect/rodent activity we found tons of damage to almost the whole house from Subterranean termites as well as rats. While we are not structural engineers my tech says the house does not feel safe to walk through.

The termite damage is extraordinary. Massive amounts of termite damage to the front porch, the right side of the house and siding, the back right piers, what appears to be a support beam and more. I'm going to just list the areas here for you and then I'll send you the pictures in several emails.

Damage found:
Front porch – termites and some carpenter ant damage 4 areas
Sub -floor (from side)– termites and probably rodent activity
Right side of house – siding support termite damage
Back right side pier – termite damage and tubes (no active found)
Back of house beams – termite damage and what appears wood broken off
Support beam damage – termites
Bathroom studs – termite damage
Bathroom – Rat feces
Bathroom wall behind toilet – termite damage
Bathroom wall by window – tons of termite damage
Bathroom ceiling – termite and rat damage
Inside house right side – studs termite damage 2 areas
Interior wall by front door – tons of termite damage
Back area of house – moisture damage
Attic – Racoon feces mostly old but a health issue for anyone in the attic

We couldn't see the left side of the house very well due to debris and overgrowth but we could see moisture damage.

Thank you so much,
Monica N. Malone
General Manager
J&J Pest Control, Inc.